

MINUTES

WARRICK COUNTY AREA PLAN COMMISSION

Regular meeting to be held in Commissioners Meeting Room,
Third Floor, Historic Court House,
Boonville, IN
Monday, January 8, 2018, 6:00 PM

PLEDGE OF ALLEGIANCE: A moment of silence was held followed by the Pledge of Allegiance.

MEMBERS PRESENT: Guy Gentry, President; Bill Byers, David Hachmeister, Bob Johnson, Amanda Mosiman, Doris Horn, and Jeff Willis.

Also present were Morrie Doll, Attorney, Sherri Rector, Executive Director, and Molly Barnhill, staff.

ELECTION OF OFFICERS:

Mrs. Rector stated the first order of business is election of officers to elect a President of the Warrick County Area Plan Commission to serve during 2018. She asked if there was a motion.

Amanda Mosiman made a motion to nominate Guy Gentry for President. The motion was seconded by Bob Johnson.

Being no other nominations Mrs. Rector called for a motion to close.

David Hachmeister voted to close the nomination and elect Guy Gentry by acclamation. The motion was seconded by Jeff Willis and unanimously carried.

The President said the next item on the agenda is to elect a Vice-President. He asked for nominations.

Amanda Mosiman made a motion to nominate Jeff Willis for Vice-President. The motion was seconded by Doris Horn.

The President asked for any other nominations. Being non David Hachmeister voted to close the nomination and elect Jeff Willis by acclamation. Amanda Mosiman seconded the motion and it carried unanimously.

ADOPTION OF RULES AND REGULATIONS:

Mrs. Rector stated they are the same as last year.

The President called for a motion to adopt the rules and regulations for 2018.

Doris Horn made a motion to adopt the Rules of Procedure as presented. The motion was seconded by Bob Johnson and unanimously carried.

APPOINTMENT TO THE BOARD OF ZONING APPEALS:

Mrs. Rector said the municipal representative would be Doris Horn.

The President asked for a motion.

Amanda Mosiman made a motion to appoint Doris Horn as the Municipal Representative. The motion was seconded by Bob Johnson and unanimously carried.

Mrs. Rector stated the County Representative would either be Mr. Byers or Mr. Willis.

Bill Byers made a motion to appoint Jeff Willis as the County Representative. The motion was seconded by Doris Horn and unanimously carried.

APPOINTMENT TO PLAT REVIEW COMMITTEE:

Mrs. Rector said it has always been Guy Gentry which has worked out well; he can come to the meetings which are during the day.

Bill Byers made a motion to appoint Guy Gentry to the Plat Review Committee. The motion was seconded by Jeff Willis and unanimously carried.

SET MEETING TIME AND PLACES:

Mrs. Rector asked Molly Barnhill if there were any off days for the APC meetings.

Mrs. Barnhill said she doesn't think so.

Mrs. Rector said okay so they would be the second Monday of the month at 6:00pm in this room.

Doris Horn made a motion. Motion was seconded by Jeff Willis and unanimously carried.

Amanda Mosiman stated that on Veterans Day the county has a holiday on November 12th.

Mrs. Rector said oh and we do have it down for the 13th so that would be the second Tuesday of the month.

Attorney Doll said we need to amend the motion.

Doris Horn amended her motion. Seconded by Bob Johnson and unanimously carried.

FEE SCHEDULE:

Mrs. Rector said there were no changes to the fee schedule.

The President called for a motion to adopt the fee schedule for 2018.

Doris Horn made a motion which was seconded by Bob Johnson and unanimously carried.

ANNUAL REPORT:

Mrs. Rector said they all have a copy of the report in their folders. She said they were not emailed ahead of time so if they want they can wait until next month to approve them.

The President asked if they were down.

Mrs. Rector said no we are up by 30 something; Ohio Township is down. She said a big increase in construction costs is all commercial. She said David Hachmeister should be happy to see what the fees did; they went from around \$50,000 to \$140,000 something.

The President asked for a motion.

Amanda Mosiman made a motion to accept the 2017 annual report as submitted. The motion was seconded by Jeff Willis and unanimously carried.

MINUTES: Upon a motion by David Hachmeister and seconded by Bill Byers the Minutes from the regular meeting held December 11, 2017 were approved as circulated.

REZONING PETITIONS:

PC-R-18-01- Petition of Gary Herr OWNER: Gary Herr To rezone 1.19 acres located on the E side of Old Plank Rd. approximately 500' N of the intersection formed by Old Plank Rd. and Washington Ave. from "A" Agriculture to "C-4" General Commercial. *Boon Twp. Complete legal on file. (Advertised in the Standard December 28, 2017.)*

Gary Herr and Chad Wagner were present.

The President called for a staff report.

Mrs. Rector stated we have all of the return receipts from certified mail to the adjacent property owners. She said there is no minimum lot size for commercial zoning and the Comprehensive Plan has no projection for this area. She said the existing land use is a body shop storage and staging area. She said the surrounding zoning and land uses are to the north is zoned Agricultural being mostly wooded with a tower. She said the property to the south is zoned "C-4" General Commercial and is currently being used for the body shop owned by Mr. Herr. She said the property to the west is in Chandler Town Limits. Mrs. Rector said there is no flood

plain and their access is off of Old Plank Road. She said the stated use is a body shop which would be an allowed use. Mrs. Rector added that Mr. Herr also owns the adjacent property to the south of this which is already zoned C-4 and being used for his body shop. She said he wants to rezone this piece to be able to use the ground for his existing shop and add signage. She said he is basically bringing it into conformity with the zoning ordinance.

Chad Wagner stated he is a consultant for Gary Herr and is here to answer any questions they have.

Ascertaining no remonstrators present and no questions from the Board the President called for a motion.

Bob Johnson made a motion for a positive recommendation to the County Commissioners for PC-R-18-01. The motion was seconded by Jeff Willis and unanimously carried.

The President stated that this was a recommendation to the County Commissioners who will make the final ruling at their meeting on February 12, 2018.

OTHER BUSINESS:

None.

ATTORNEY BUSINESS:

None.

EXECUTIVE DIRECTOR BUSINESS:

Discussion: Deemer & Johnston property (*continued from August 14, 2017 and November 13, 2017*).

Mrs. Rector said this is the property on 66 that is Cabinets and Counter shop where Mr. Johnson sold off the building to his ex-son-in-law and never did subdivide it according to the Ordinance. She said the sign company was wanting to put a sign up which we could not do because it needed to be subdivided legally. She said Mr. Deemer did come into sight review and he acted like it wasn't going to be a problem to do and his ex-father-in-law would be agreeable and then he has never done anything and that was two months ago. She said the sign company was told that Area Planning Commission could not give them a permit until they came into compliance. She said so it's either have Morrie write them a letter and tell them they need to go through the subdivision process or they are going to sit there without access and without being able to do anything with the building.

The President said he thinks they should write a letter and find out what their plans are.

Mrs. Rector said and Brian Deemer may have told Mr. Johnson and she doesn't think Mr. Johnson lives here anymore and he may not care and he is the one who is going to have to do it because he was the subdivider.

Jeff Willis said they need to get it done anyway because it will become an issue when they try to sell it or do anything in the future.

Mrs. Rector said right because they don't have any access, they are driving over Mr. Johnsons property to get in and out.

Doris Horn made a motion to have Morrie write them a letter to explain what is going on. The motion was seconded by Bob Johnson and unanimously carried.

* * *

Lincoln Ave. Wolfe property complaint.

Mrs. Rector stated as Morrie said the Commissioners are working on establishing a nuisance ordinance for cleaning up properties and so forth. She said she thinks Todd Glass has been or going to speak with Morrie and send him a draft. She said a lady came into the office today and filed a complaint on the Lincoln Avenue property again which is the Wolfes property that we've cleaned up three times. She said she explained to her that the Commissioners were getting ready to pass an ordinance but she told her she'd bring this to the Board tonight and put this on hold until the Commissioners pass their new ordinance and let the Commissioners take care of this. She said Mr. Glass said they'd probably be passing this at their first meeting in February. Mrs. Rector asked if she needed a motion since it has been filed.

Attorney Doll said a motion to table it.

The President called for a motion.

Doris Horn made a motion to table the compliant. The motion was seconded by Bill Byers and unanimously carried.

* * *

Mrs. Rector said she wanted to announce they have a new employee that started today, she is Katelyn Powless and she thinks she is going to be a good asset to the office.

Upon a motion by Doris Horn, seconded by Bob Johnson and unanimously carried the meeting adjourned at 6:20.

Guy Gentry, President

ATTEST:

Sherri Rector, Executive Director